

157.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

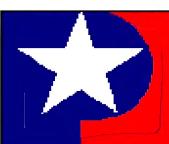
731,300 / 731,300

USE VALUE:

731,300 / 731,300

ASSESSED:

731,300 / 731,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
207		WACHUSETT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC CARTY WILLIAM C JR-ETAL	
Owner 2: MC CARTY EILEEN M	
Owner 3:	

Street 1: 207 WACHUSETT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1845 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	
s	
t	

BUILDING PERMITS	
Date	Number
2/5/2016	140

ACTIVITY INFORMATION	
Date	Result
6/11/2018	Meas/Inspect
11/9/2016	Measured
11/9/2016	Permit Visit
12/15/2008	Measured
12/21/1999	Mailer Sent
12/3/1999	Measured
12/1/1981	CM

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	6000
	Sq. Ft.
	Site
	0
	70.
	1.00
	7

DEPTHS / PRICE UNITS	UNIT TYPE	LAND TYPE	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6000														420,000						420,000	

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																			
Type: 5	- Cape			Full Bath: 2	Rating: Average																																										
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																																										
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																										
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																																										
Frame: 1	- Wood			1/2 Bath:	Rating:																																										
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																																										
Sec Wall:				OthrFix:	Rating:																																										
Roof Struct: 1	- Gable			OTHER FEATURES																																											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1			# Units: 1																																			
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																											
View / Desir:				Frl: 1	Rating: Average			Other																																							
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																							
Grade: C - Average								Lvl 2																																							
Year Blt: 1939	Eff Yr Blt:							Lvl 1																																							
Alt LUC:	Alt %:							Lower																																							
Jurisdct: G18	Fact: .							Totals	RMs: 7	BRs: 4	Baths: 2	HB																																			
Const Mod:								REMODELING				RES BREAKDOWN																																			
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL																																			
INTERIOR INFORMATION				Functional:				Interior:	1	7	4																																				
Avg Ht/FL: STD				Economic:				Additions:																																							
Prim Int Wal 2	- Plaster			Special:				Kitchen:																																							
Sec Int Wall:				Override:				Baths:																																							
Partition: T	- Typical							Plumbing:																																							
Prim Floors: 3	- Hardwood							Electric:																																							
Sec Floors: 4	- Carpet			Total: 18.6	%					Heating:																																					
Bsmnt Flr: 12	- Concrete							General:																																							
Subfloor:								Totals				1	7	4																																	
Bsmnt Gar:																																															
Electric: 3	- Typical																																														
Insulation: 2	- Typical																																														
Int vs Ext: S																																															
Heat Fuel: 2	- Gas																																														
Heat Type: 5	- Steam																																														
# Heat Sys: 1																																															
% Heated: 100	% AC:																																														
Solar HW: NO	Central Vac: NO																																														
% Com Wal	% Sprinkled																																														
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:																											
SPEC FEATURES/YARD ITEMS																PARCEL ID 157.0-0005-0003.0																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																														
3	Garage	D	Y	1	10X19	A	AV	1939	28.16	T	40	101			3,200		3,200																														
More: N	Total Yard Items:	3,200		Total Special Features:			Total:	3,200																																							
RESIDENTIAL GRID																SKETCH																															
																WDK	10	12	12	12																											
																32	25	TQS	FFL	BMT																											
																7	14	EFP	22																												
DEPRECIATION																SUB AREA																															
																SUB AREA DETAIL																															
																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																					
																BMT	Basement	1,054	39,630	41,772																											
																FFL	First Floor	1,054	132,110	139,241																											
																TQS	3/4 Story	791	132,110	104,430																											
																WDK	Deck	120	14,120	1,694																											
																EFP	Enclos Porch	98	54,180	5,310																											
																Net Sketched Area: 3,117				Total: 292,447																											
																Size Ad	1844.5	Gross Area	3380	FinArea	1845																										
CALC SUMMARY																COMPARABLE SALES																															
																Rate	Parcel ID	Typ	Date	Sale Price																											
																WtAv\$/SQ:	AvRate:	Ind.Val																													
																Juris. Factor:	1.00	Before Depr:	132.11																												
																Special Features:	0	Val/Su Net:	98.85																												
																Final Total:	308100	Val/Su SzAd	167.04																												
IMAGE																AssessPro Patriot Properties, Inc																															